

Wang, Teresa Marie

From: Bill Hughes <billhughes108@hotmail.com>
Sent: Wednesday, June 12, 2019 9:36 PM
To: Planning Commission; Hunter Mill BOS; Sully District Kathy L. Smith; Chairman; Braddock BOS; Leedist BOS; Mason; Mt. Vernon District BOS; Springfield BOS; provdist@fairfaxcounty.gov'
Cc: Dana Hughes; Bill Hughes
Subject: 2347 Hunter Mill Road

2429 Sunny Meadow Ln
Vienna, VA 22181
June 13, 2019

Chairman at large of the Board of Supervisors, Fairfax County Supervisors, Members of the Fairfax County Planning Commission

RE: PROPOSED CARE HOME AT 2347 HUNTER MILL ROAD

As representatives of our community and administrators of the County I urge you to reject the application for zoning exception for the 86 bed care home being proposed next to the Church of the Good Shepherd on Hunter Mill Road. My family have lived in the neighborhood for 5 years and enjoy the peace and serenity of the equestrian residential neighborhood. We believe that a care home in the proposed location should be rejected for the following reasons:

1. The proposed location is on a septic system and the planners are estimating the effluent at 112 gallons per person per day. This amounts to 3,500,000 gallons of effluent per year which in ideal circumstances will be returned to the water table. However there are several things that may make these circumstances less than ideal - a) The septic system may not be sized correctly as the estimate is based on shared dwellings but this is more than a shared dwelling with carers attending to the residents which in our opinion should be sized as a care facility and approximately double the size. Second, the effluent will contain contaminants of drugs and cleaning fluids in larger quantities than would be expected in a residential facility and those will ultimately poison the water table for the surrounding wells and potentially even the Potomac water shed. I have not found any research that suggests (as the Engineer suggested at the May Sully District Planning Board Meeting) that the aeration in a septic system removes harmful chemicals from effluent. We do not want or need Erin Brokovich in Northern Virginia. The applicants represent they are less hazardous than the church next door because there would be less tenants than attendees of the church, however this is a false premise as the tenants are there full time whereas the church is occupied only occasionally.
2. Traffic - The applicants note that at peak hours there would be on average 12 additional trips per hour. Though the study may include the staff trips which are required as there is no public transport along Hunter Mill Road, I do not believe it includes the residents trips or those of the emergency services which must be called on every resident fall (and my mother is 97 and lives in a care facility in the UK - they have at least one call every 2-3 days and they only have 50 residents). This will add to the heavy traffic and noise pollution on Hunter Mill and further worsen the morning and evening congestion which already reaches back from Vale Road to Hunter Valley on some evenings. In addition since the residents are two miles from the nearest facilities one assumes there will either need to be a minibus service or taxi trips to take the able residents and doctors and nurses visiting because this is supposedly a residential and NOT a care facility. I anticipate the applicants estimates will be found to be low.

3. There are existing facilities on mains water and septic tanks which have availability at this time. Why add risk to the environment and make a zoning exception because a commercial enterprise wants to build on Hunter Mill Road. Hunter Mill is a scenic byway and should remain undisturbed with NO exception to the current zoning. There are many other reasons to reject this exception to the zoning rules but these are the most important. Please contact us if you require any additional information

Sincerely,

Bill and Dana Hughes

(248)420-9873 Cell